

01 | SITE PLAN

SCALE: 1:200 @ A3

- **LEGAL DESCRIPTION**
  - LOT 275 -DP 491676
- **PHYSICAL ADDRESS**
  - 2 AVALANCHE PLACE WANAKA
- **SITE AREA**
  - 1013m²
- **PROPOSED NEW FLOOR AREA**
  - 260m²
- **SITE COVERAGE**
  - 25.6%
- **WIND ZONE**
  - HIGH WIND ZONE
- **SNOW ZONE**
  - 1.5kPa N5 UP TO 300m ASL
- **SITE LEVELS**
  - ESSENTIALLY FLAT SURFACE SCRAP ONLY
- **EXPOSURE ZONE** - 3
- **EARTHQUAKE ZONE** - B

THE DRAFTING DEPT

PROPOSED RESIDENCE FOR CHRIS & LAURA BRYNE

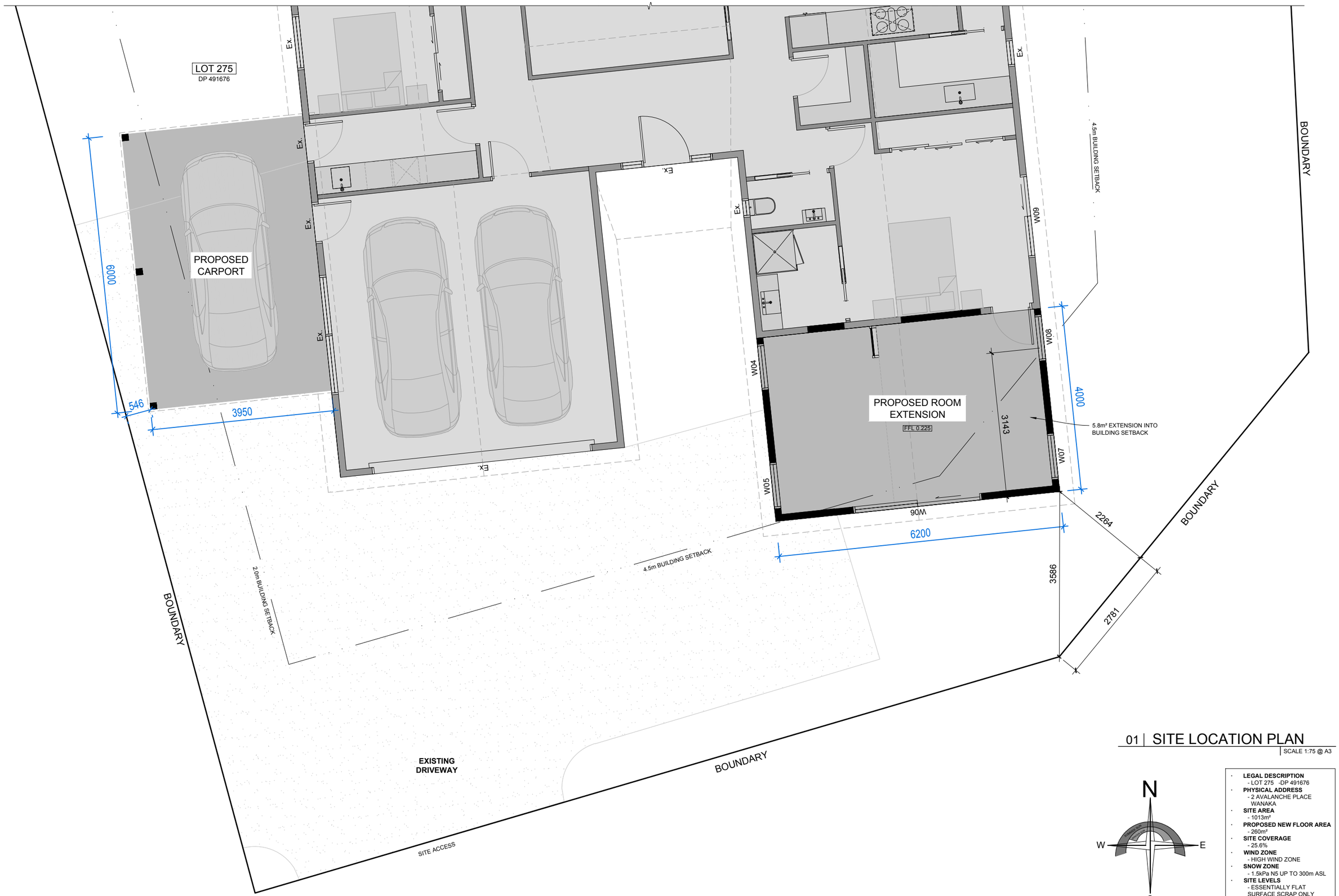
ADDRESS: 2 AVALANCHE PLACE, WANAKA

ARCHITECTURAL SERVICES BY
PAUL BARRETT
PAUL@THEDRAFTINGDEPT.NZ
78 ARDMORE ST, WANAKA 9305
MOBILE: 0223985307

- SITE PLAN

DWG NO. A1.0 SCALE 1:200

RESOURCE CONSENT 12-MAY-2026



01 | SITE LOCATION PLAN

SCALE 1:75 @ A3

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-SITE LOCATION PLAN

DWG NO. A1.1 SCALE 1:75

RESOURCE CONSENT 12-MAY-2026

NOTE:

1. **SMOKE ALARM** - NEW INTERCONNECTED ALARMS SHOWN AS - TO COMPLY WITH C/AS1 & NZS4514 ALARMS TO BE 5m MAX FORM WALLS
2. **EXISTING SWITCH BOARD** - SHOWN AS
3. **140x45mm SG8 H1.2 TREATED** @ 600mm CTRS MAX. TIMBER WALL. SHOWN AS
5. **EXISTING - STUD HEIGHT**
   - FLAT - **2.605mm**
   - RAKING (FROM) - **2.605mm** @ 20°

6. **WALL LININGS - EXISTING TO BE MADE GOOD**
   ALL AREAS
   - GIB

   CEILING LININGS - NEW & EXISTING
   KITCHEN, LIVING & DINING
   - GROOVED PLY (TO BE SCREWED OFF AS BRACING ELEMENT

   MEDIA ROOM - GIB

8. **FLOORING AS BELOW - NEW & EXISTING TO BE MADE GOOD**

   TIMBER LAMINATE
   - KITCHEN
   - DINING
   - LIVING

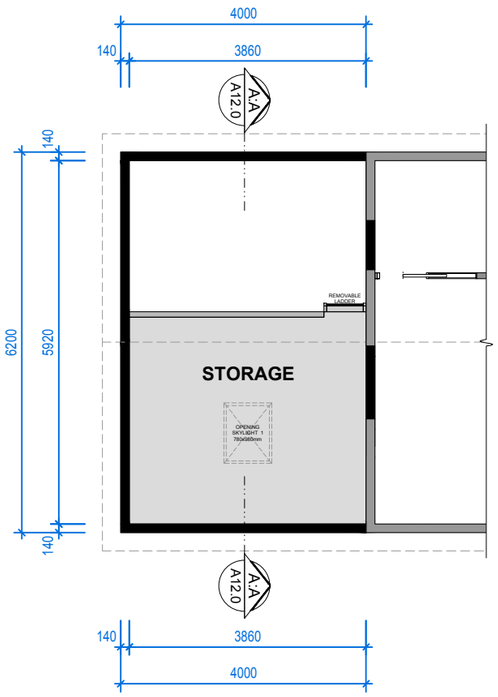
   CARPET
   - MEDIA ROOM

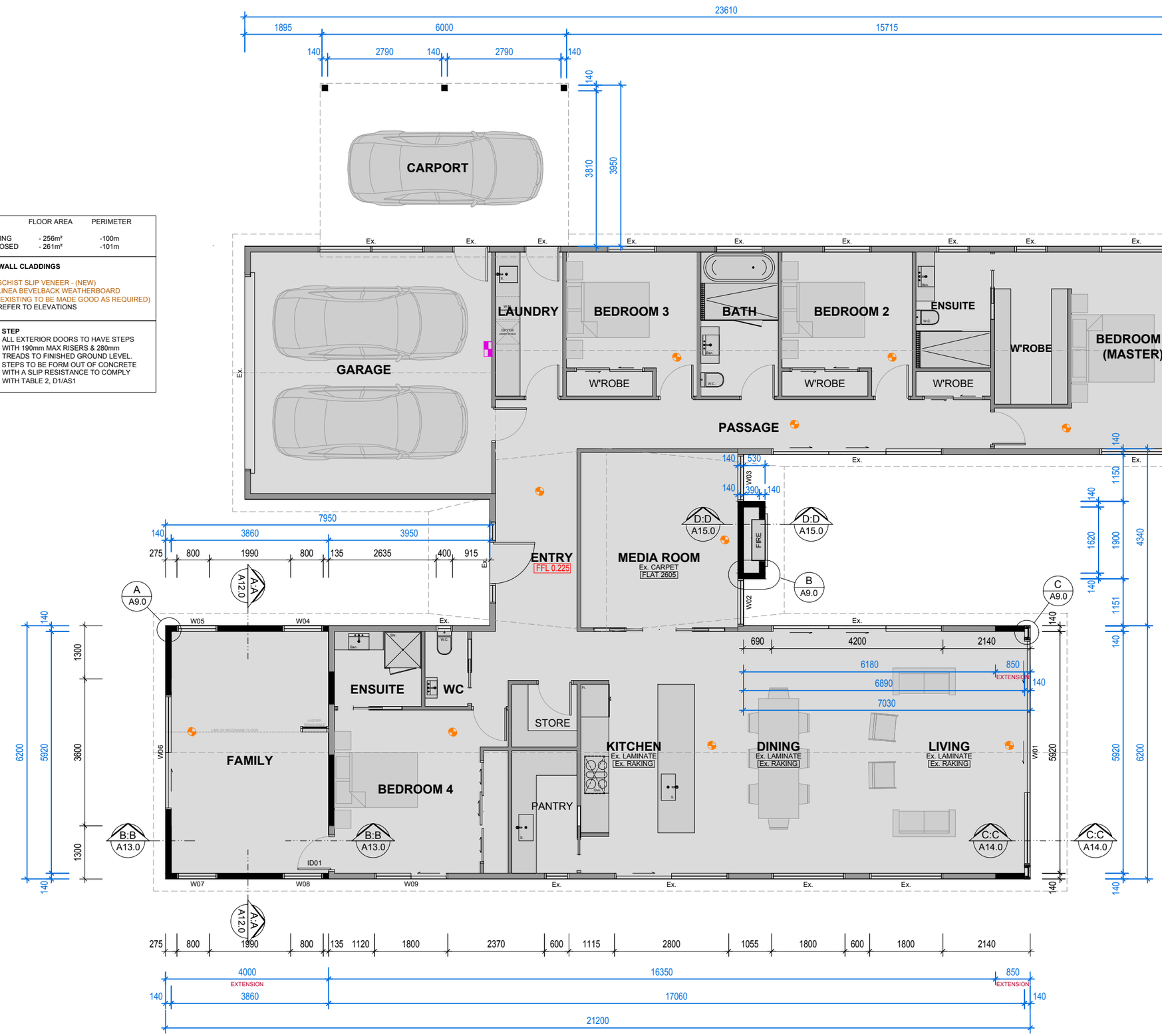
	FLOOR AREA	PERIMETER
EXISTING	- 256m²	-100m
PROPOSED	- 261m²	-101m

9. **WALL CLADDINGS**
   - SCHIST SLIP VENEER - (NEW)
   - LINEA BEVELBACK WEATHERBOARD (EXISTING TO BE MADE GOOD AS REQUIRED)

   REFER TO ELEVATIONS

10. **STEP**
    ALL EXTERIOR DOORS TO HAVE STEPS WITH 190mm MAX RISERS & 280mm TREADS TO FINISHED GROUND LEVEL. STEPS TO BE FORM OUT OF CONCRETE WITH A SLIP RESISTANCE TO COMPLY WITH TABLE 2, D1/AS1





01 | PROPOSED - MEZZ FLOOR PLAN

SCALE 1:100 @ A3

02 | PROPOSED - FLOOR PLAN

SCALE: 1:100 @ A3

THE DRAFTING DEPT

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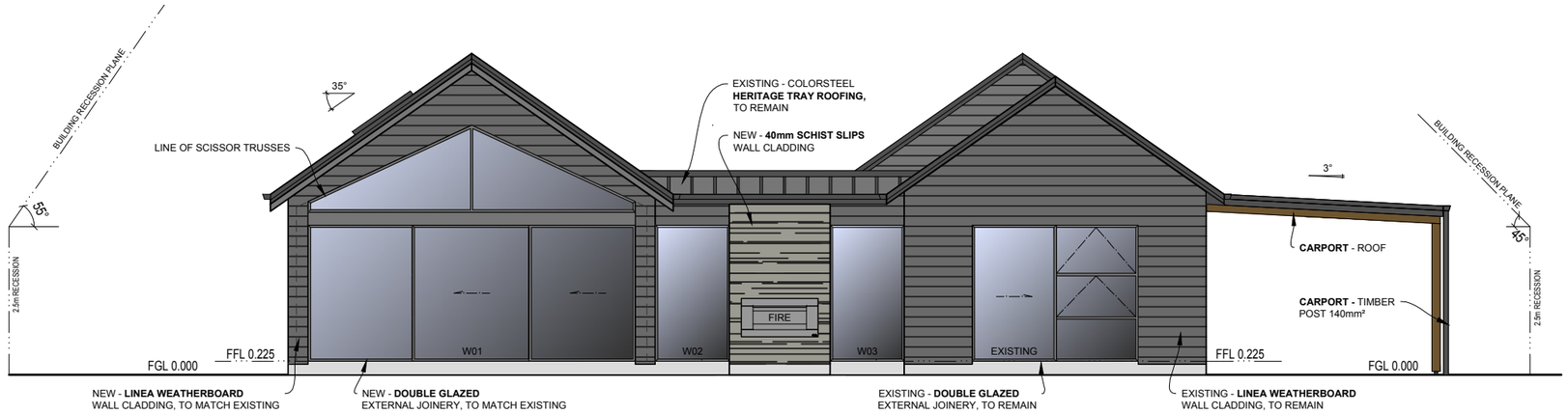
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PROPOSED - FLOOR PLAN

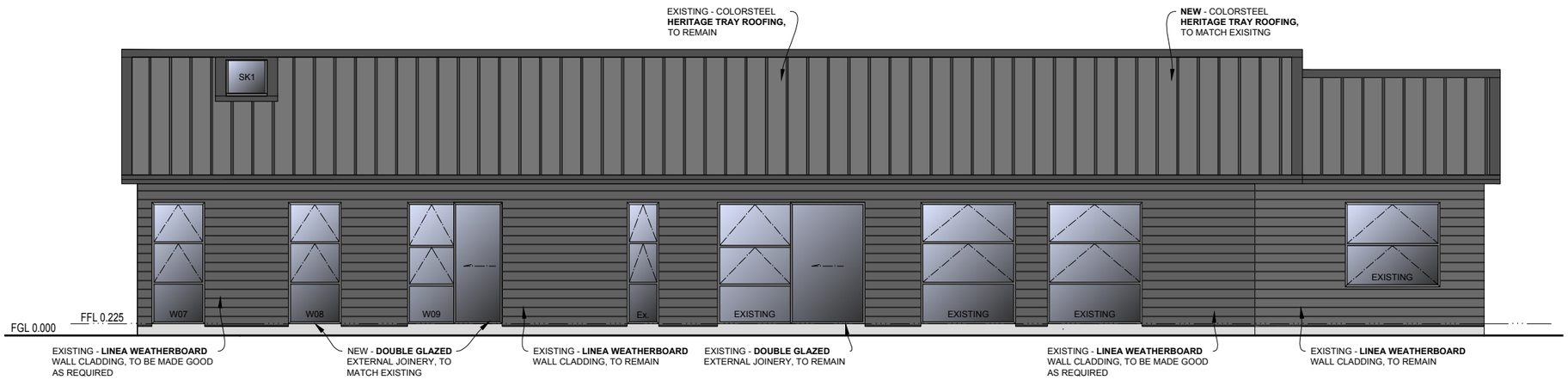
DWG NO. A2.1 | SCALE - 1:100 | 12-MAY-2026

RESOURCE CONSENT



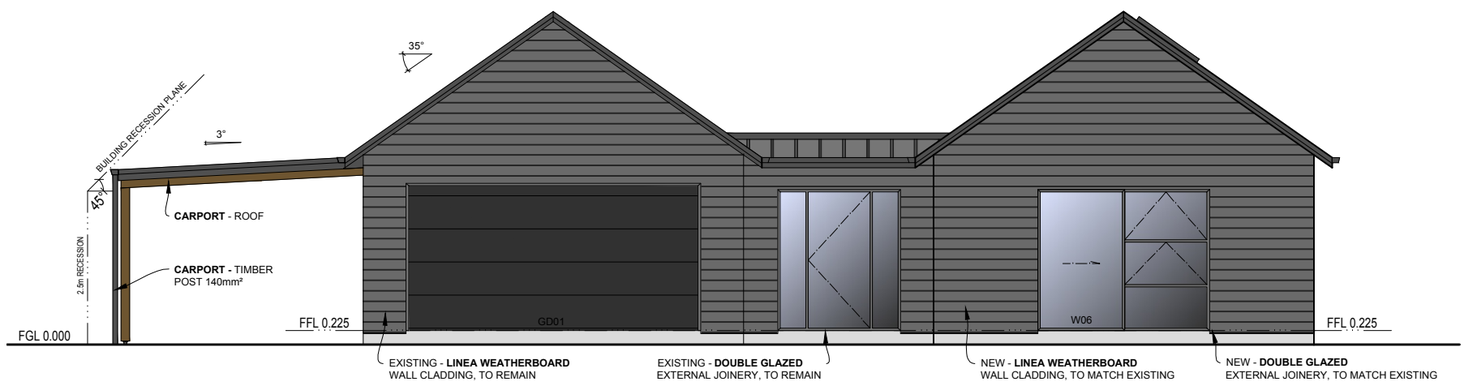
01 | NORTH ELEVATION

SCALE: 1:100 @ A3



02 | EAST WING - EAST ELEVATION

SCALE: 1:100 @ A3



03 | SOUTH ELEVATION

SCALE: 1:100 @ A3

THE DRAFTING DEPT

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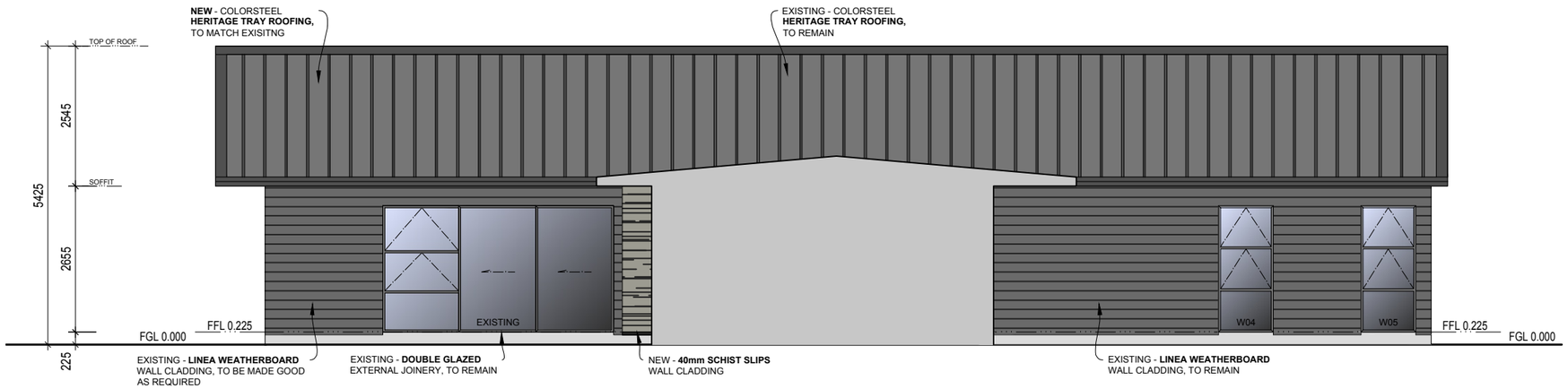
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- ELEVATIONS

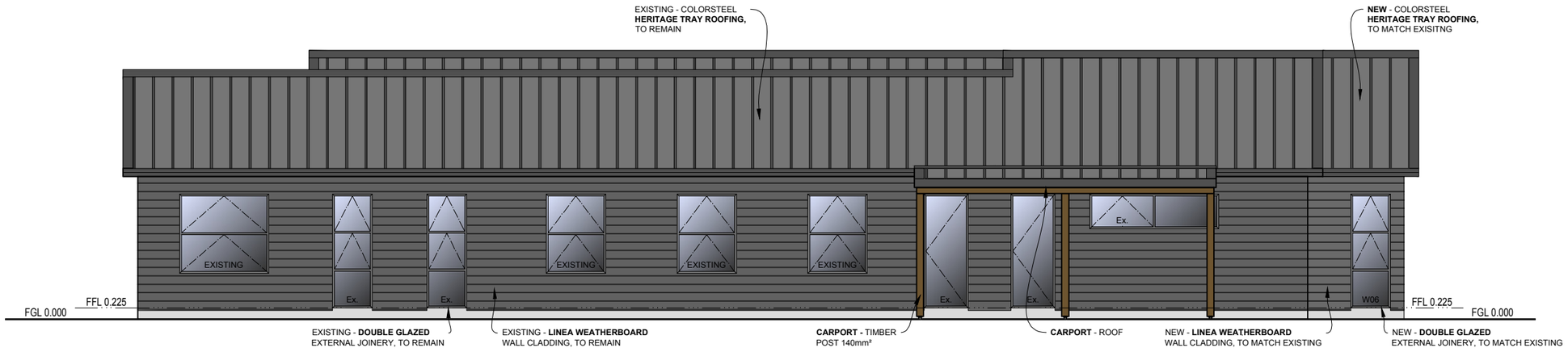
DWG NO. A3.0 SCALE - 1:100

RESOURCE CONSENT 12-MAY-2026



01 | EAST WING - WEST ELEVATION

SCALE: 1:100 @ A3



02 | WEST ELEVATION

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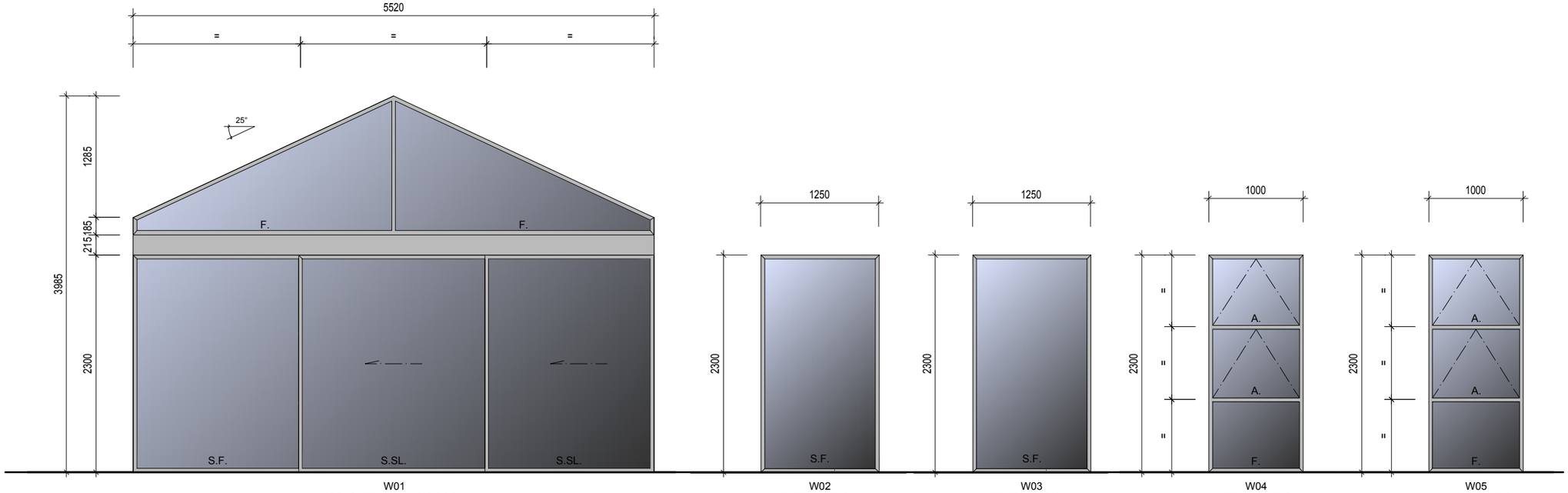
-ELEVATIONS

DRAWING ISSUE: RESOURCE CONSENT

DWG NO. A3.1

SCALE - 1:100

12-MAY-2026



01 | EXTERNAL WINDOW & DOOR SCHEDULE

SCALE: 1:50 @ A3

NOTE:

1. ALL UNITS TO BE DOUBLE GLAZED ALUMINUM JOINERY
2. DIMENSIONS TO BE CHECKED ON SITE BEFORE MANUFACTURE
3. ALL LINTELS AS PER TRUSS AND FRAME DESIGN
4. DOORS AND FULL HEIGHT WINDOWS TO BE REBATED, CONFIRM REBATE SIZE WITH JOINERY MANUFACTURER. LOCATIONS SHOWN ON FOUNDATION PLAN
5. ALL EXTERNAL DOORS TO HAVE A MAXIMUM 190mm STEP TO FINISHED GROUND LEVEL
6. ALL GLAZING TO COMPLY WITH NZS 4223:3:2016

LEGEND:

S.	SAFETY GLASS
S.L.	SLIDING
O.	OBSCURE GLAZING
F.	FIXED GLAZING
SL.	SLIDING
A.	AWNING
C.	CASEMENT
B.	BIFOLD

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-EXTERNAL WINDOW SCHEDULE

DWG NO. A4.0

RESOURCE CONSENT

SCALE - 1:50

12-MAY-2026